

REESE PLAZA

FOR LEASE

202 S. 1st St Harlingen, TX 78550



LEASE RATE

Negotiable

Michael Pacheco

(956) 739-5172

mpacheco@cbcgrandevalley.com

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

REESE PLAZA

202 S 1st St Harlingen, TX 78550



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	57,652 SF
2nd Floor:	8,350 SF
4th Floor:	13,553 SF
Year Built:	1977
Zoning:	GR
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Reese Plaza is ideally situated in the heart of Harlingen's Central Business District, offering a prime location for professional and corporate tenants. The property features a variety of move-in ready office spaces, complemented by dedicated on-site management for timely tenant support and routine maintenance. Additional off-site parking is available to ensure added convenience for tenants and visitors alike.

PROPERTY HIGHLIGHTS

- Prime location in Harlingen's Central Business District
- Five-story, mixed-use office building
- Variety of move-in ready office spaces
- Off-site parking available for tenants and visitors
- Ideal for professional and corporate tenants

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2ND FLOOR INTERIOR

8,350 SF

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2ND FLOOR PLAN

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1 LEVEL 2
Scale 1/8" = 1'-0"

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4TH FLOOR INTERIOR

13,553 SF

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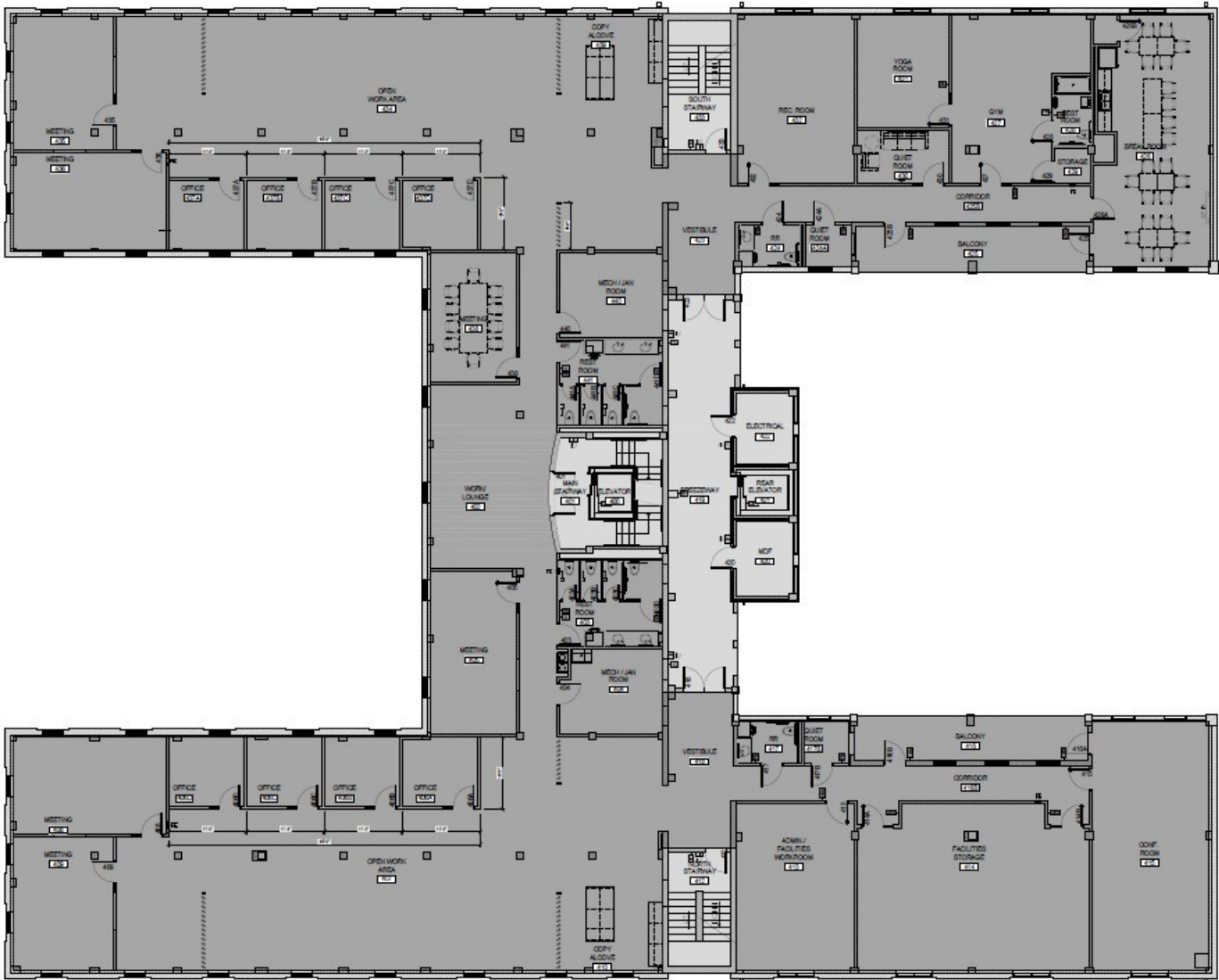


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4TH FLOOR PLAN

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2 LEVEL 4
Scale: 1/8" = 1'-0"

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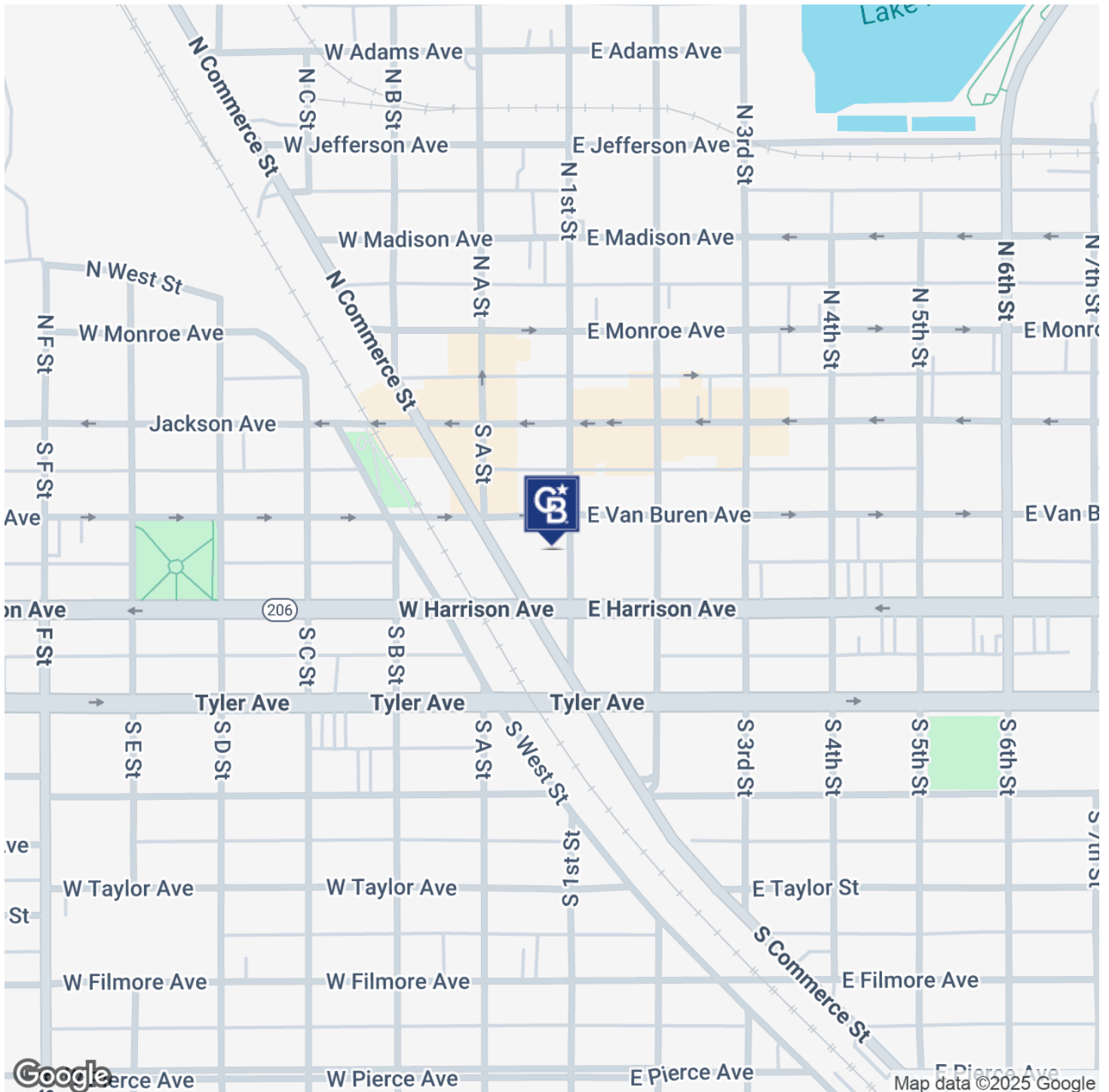
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LOCATION MAP

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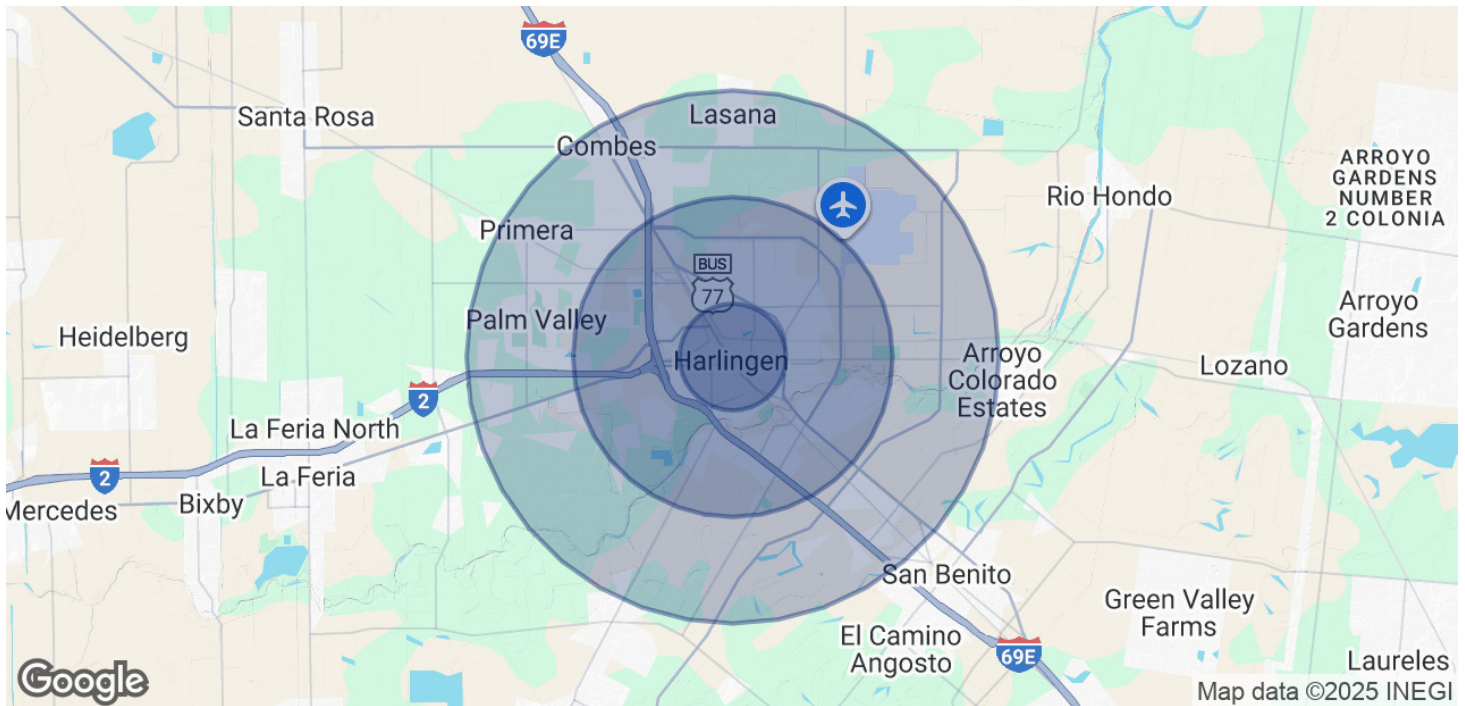


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DEMOGRAPHICS

REESE PLAZA

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,751	65,239	93,072
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,328	23,102	32,591
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$53,924	\$69,569	\$74,495
Average House Value	\$109,546	\$139,077	\$148,697

Demographics data derived from AlphaMap

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